019.0	0002	0010.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	819,700 / 819,700
					USE VALUE:	819,700 / 819,700
					ASSESSED:	819,700 / 819,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
68		BAY STATE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CARRIER CRAIG & MAURA
Owner 2:	
Owner 3:	
Street 1:	68 BAY STATE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,175 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1940, having primarily Vinyl Exterior and 2113 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6175.000	305,200		514,500	819,700
Total Card	0.142	305,200		514,500	819,700
Total Parcel	0.142	305,200		514,500	819,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 387.93 | /Parcel: 387.9

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	13835
GIS Ref	
GIS Ref	
Insp Date	11/10/17

!1631!

PREVIOUS ASSESSMENT

Parcel ID: 019.0-0002-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	305,200	0	6,175.	514,500	819,700	819,700	Year End Roll	12/18/2019
2019	101	FV	244,300	0	6,175.	665,800	910,100	910,100	Year End Roll	1/3/2019
2018	101	FV	244,300	0	6,175.	423,700	668,000	668,000	Year End Roll	12/20/2017
2017	101	FV	244,300	0	6,175.	387,400	631,700	631,700	Year End Roll	1/3/2017
2016	101	FV	244,300	0	6,175.	314,700	559,000	559,000	Year End	1/4/2016
2015	101	FV	228,800	0	6,175.	314,700	543,500	543,500	Year End Roll	12/11/2014
2014	101	FV	228,800	0	6,175.	286,900	515,700	515,700	Year End Roll	12/16/2013
2013	101	FV	228,800	0	6,175.	273,000	501,800	501,800		12/13/2012

PRINT

Date	Time
12/10/20	17:12:25

LAST REV

Date	Time
03/29/19	10:11:30
mmcmakin	
1631	

SALES INFORMATION

TAX DISTRICT: PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HILL EDITH	1181-71		12/11/1997		220,000	No	No		Y

USER DEFINED

Prior Id # 1:	13835
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/27/2005	573	Dormers	22,000			G7	GR FY07	& gar to fam rm
5/19/1998	304	Wood Dec	1,200					8X18 WDK

ACTIVITY INFORMATION

Date	Result	By	Name
11/1/2018	Mail Update	MM	Mary M
11/10/2017	MEAS&NOTICE	BS	Barbara S
4/17/2009	Meas/Inspect	163	PATRIOT
4/28/2006	Permit Visit	BR	B Rossignol
4/20/2001	Inspected	PM	Peter M
9/28/1999	Mailer Sent		
9/28/1999	Measured	263	PATRIOT
11/1/1989		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6175		Sq. Ft.	Site		0	85.	0.98	2									514,461						514,500	

Total AC/HA:	0.14176	Total SF/SM:	6175	Parcel LUC:	101	One Family	Prime NB Desc:	KEL/MANOR	Total:	514,461	Spl Credit		Total:	514,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:	k - Kelwyn Manor		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1940	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G7	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.14692378
Const Adj.:	0.99742496
Adj $ / SQ:	120.117
Other Features:	79742
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	374926
Depreciation:	69736
Depreciated Total:	305190

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3		Baths: 1				HB			

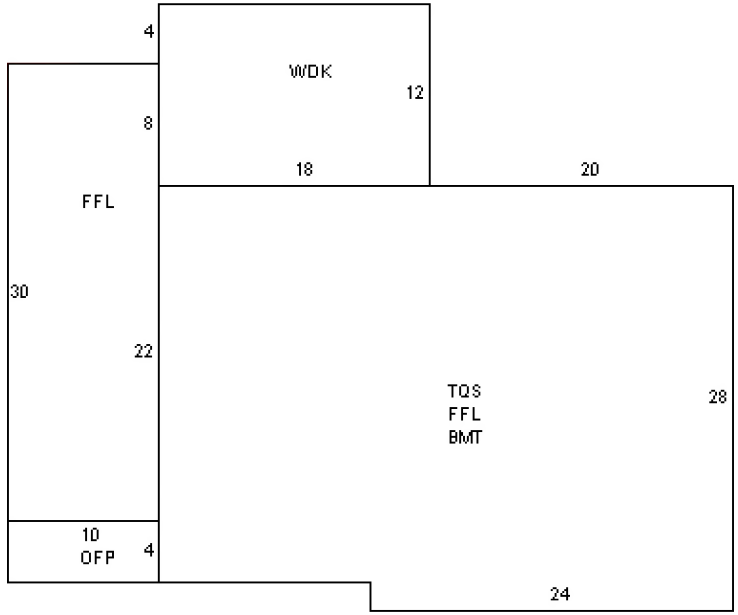
REMODELING

Exterior:	
Interior:	
Additions:	2005
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	120.12
Special Features:	0	Val/Su Net:	89.63
Final Total:	305200	Val/Su SzAd	144.44

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,336	120.120	160,476
BMT	Basement	1,036	36.040	37,332
TQS	3/4 Story	777	120.120	93,331
WDK	Deck	216	10.600	2,290
OFP	Open Porch	40	43.890	1,755

Net Sketched Area:	3,405			Total:	295,184
Size Ad	2113	Gross Are	3664	FinArea	2113

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 019.0-0002-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	